May 25, 1964

The Honorable Governor Mark Hatfield
Chairman, State Land Board
Salem, Oregon

My dear Mr. Hatfield:

The Astoria Golf and Country Club theough its president and board of directors has established a buidding committee, not only in reference to current needs but also to consider future needs and expansjon possibilities. As a member of this committee I have been instructed to investigate opportunities for the construction of a new club house. This would necessarily entail acquisition of additional land close or adjacent to bhe grounds of the club house.

I am writing to you as the Chairman of the State Land Board, seeking information relative to the acquisition of, or long term least to the Astoria Golf and Country Club of a parcel of land now held by the Oregon National Guard in the Camp Rilea tract. Specifically we are interested in a small tongue-like projection of the Camp Rilea property which lies adjacent to the golf course on the south. This area is now and has for a long time been used as a cow pasture.

The Camp Rilea property is described in the Clatsop County Deed Record Book #154, page 117 in part as follows: "A portion of the Mohn Hobson and Dyaner Hobson Donation land claim in sections 8, 9, 10, Township 7, North Range 10, west of Willamette Meridian in Clatsop County" The area of our interest is the narrow southernmost projection of the Main Camp Rilea tract, is situated on both sides of Sunset Lake and is adjacent to the West Boundary of the golf course. A preliminary photosketch of the area is enclosed for your convenience.

We here are confident in the growth of Oregon and Clatsop County and are faced with the need to provide additional recreational facilities in this area. To do so requires revision of the present golf course and plannàng for additional facilities such as swimming and tennis. These can be accomplished for a greater number of people by the provision of larger club house facilities.

I have written directly to you as Chairman of the State Land Board in the realization that ultimately a request for purchase or long term lease of state owned lands must be given clearance by the land board. We will be most grateful of any assistance possible, encouragement or suggestions as to methods of fulfilling our grewing recreational needs.

Very truly yours,

Jorma M. Leinasser, M. D.

JML:mld
Encl:
cc: Mr. Dan Thiel

MARK O. HATFIELD
GOVERNOR

OFFICE OF THE GOVERNOR
STATE CAPITOL
SALEM 97310

June 3, 1964

Jorma M. Leinassar, M. D.
Astoria Clinic
812 Exchange Street
Astoria, Oregon

Dear Doctor Leinassar:

Thank you for your letter informing me of the interest of the Astoria Golf and Country Club in certain property now held by the State Military Department. We have held discussions with the Military Department and are forwarding your letter and map to that agency for review of your proposal. We will be in touch with you as soon as the Military Department has been able to complete its review and make a recommendation to this office.

Sincerely yours,

Governor

MOH:nc

cc: Military Department

One aspect of the Building Committee under the directorship of Mr. Clayton Morse was related to the possibilities of new land acquisition and also the possibilities of a new site for club house construction.

During the early meetings of the committee discussion relative to the above two subjects narrowed down to the consideration of a new club house construction near Smith Lake and the possible acquisition of the National Guard land adjacent to and west of the seventh fairway. Following these meetings additional specific information was needed and at this time a letter was directed to Governor Hatfield as the Chairman of the State Land Board. A copy of this letter and his reply indicating that it has been turned over to the Military Department are enclosed.

At the time of this writing no official word or reply has been received, however, on several occasions informal and non-official conversations with personnel, both from the State and Military personnel, have indicated that the land lying on both sides of Smith Lake could indeed very well be obtained by the Astoria Golf and Country Club. Further, these informal opinions indicated that direct purchase might prove to be difficult but that a suitable lease arrangement could be arranged.

No further correspondence has been initiated by the Building Committee because it seems that this will now be the function of the Board of Directors to decide whether they wish to continue the negotiations that would lead ultimately to the acquisition of the land area in question.

Jorma M. Leinassar, M. D.
August 13, 1964

JML:mld

ASTORIA CLINIC

INTERNAL MEDICINE:
JON V. STRAUMFJORD, M. D.
NOEL B. RAWLS, M. D.
WILLIAM M. BURGET, M. D.
JORMA M. LEINASSAR, M. D.

SURGERY:
R. P. MOORE, M. D.

GENERAL PRACTICE:
LEROY W. STEINMANN, M. D.
RICHARD G. KETTELKAMP, M. D.

PHYSICIANS AND SURGEONS
812 EXCHANGE STREET
ASTORIA, OREGON, 97103

VISITING RADIOLOGIST:
HARRY NEWMAN, M. D.

VISITING DERMATOLOGIST:
BRUCE R. CHENOWETH, M. D.

BUSINESS MANAGER:
ARNOLD C. SWANSON

TELEPHONE:
325-4111

One aspect of the Building Committee under the directorship of Mr. Clayton Morse was related to the possibilities of new land acquisition and also the possibilities of a new site for club house construction.

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Jorma M. Leinassar, M. D.
August 13, 1964

JML:mld

ASTORIA GOLF & COUNTRY CLUB

REPORT OF PLANNING & DEVELOPMENT

COMMITTEE

AUGUST 15, 1964

President L. R. Spofford on January 2, 1964 appointed Clayton Morse chairman of the Planning and Development Committee and stipulated the following: "The function of the Planning and Development Committee is to conduct a study of the long range future needs of the Club; such as future new clubhouse, course improvements, a practice range and property acquisition as these projects indicate the need."

Club members appointed to serve on the committee were: Orvo Nikula, Capt. Frank Gillard, Dr. Jorma Leinassaar, Don Edy, Jerry Greenberg, and Course Superintendent George Harvey.

COMMITTEE MEETINGS:

Seven formal committee meetings were held and considerable time was spent on thorough discussion of all facets of the course and club house operation.

At once, it became evident that attention be given to two widely divergent approaches to the ultimate design and location of the club house and facilities thereto:

First: The continuation of the present site with requisite added features as they may become financially available.

Second: Acquisition and development of complete new facilities on the present Camp Rilea property located West of No. 7 fairway and North of No. 4 green.

The Committee was complimented by the attendance of Mr. Tom Sandoz at one of the earlier meetings and in subsequent discussion gave serious consideration to numerous suggestions presented by him.

CLUB HOUSE:

Relative to continuation of the present club house added facilities suggested (not in order of importance) were:

Practice Area

Pro-Shop Building

Club Storage

Tennis Courts

Swimming Pool

Men's & Ladies' Locker Rooms

New Entrance to Lounge & Bar

View Windows West Side of Lounge

In discussing added features to the present club house, the committee acknowledged that changes in location of present tees and greens might be involved and gave this consideration.

In examining the relocation of the club house and facilities to another area, it was recognized that rather drastic changes in the present order of fairway play could well be involved at substantial expense to the club.

FINANCING:

Predicated on a charge of $2.50 per month per number the following sums may be borrowed at 6% interest and paid up as indicated:

$ 20,000	approx.	3½ years
30,000		4½ years
50,000		8 years
60,000		10 years
100,000		24 years

On analysis of the above schedule, the committee is of the opinion that obligations for capital improvements should be limited to the $50,000 - 8 year classification. It is recognized, however, that an increase in membership or added assesment would hasten the repayment of an obligation.

PRACTICE AREA:

The Committee deliberated on various proposed sites and established the following:

1. An area purchased by the club in 1959 from G.T. McClean, located South of the Golf Course, across the Sunset Beach Road.

2. An area paralleling the Sunset Beach Road, roughly the width of the present practice area below the 10th fairway, extending westward to the dune separating the 13th and 14th fairways.

3. An area extending in a northeasterly direction from the vicinity of the present 9th green to the property line along highway 101 above and east of the pump house on the 9th fairway.

The Committee has ascertained the following information pertinent to each of the areas enumerated:

Area #1 was purchased by the club in 1959 for the following reasons:

1. To provide an area for overflow parking during tournaments and other events.

2. To provide sand and soil for course and parking maintenance and improvement.

3. To acquire the 30' x 80' storage shed on the property.

4. To be leveled and developed for a practice area.

This area is approximately 600 feet from the pro shop (250 ft. further than the area adjacent to the ladies' 11th tee) has adequate area for development. It is 300' wide on Sunset road, 740' deep, and 500' wide at the southern end.

During the past five years sand has been removed from the area to the extent that presently it is more than half leveled. To complete leveling, it is estimated that the work could be done by a D-8 Cat in three to four days time at a cost of approximately $400. The area could be utilized for practice within a weeks' time.

To convert the area for a permanent driving range, after leveling, it should have top-soil applied and be seeded. This work may well be accomplished by the grounds crew. Note is made that this area is somewhat protected from southwest storms by the same dunes structure that forms a portion of the 10th fairway.

Area # 2 developed for a practice area would entail moving the 11th and 13th tees and the 12th green at an estimated cost of $7,500. In addition, the adjacent playing area would require protection by a high, ball stopping fence. The area has the disadvantage of facing into prevailing winds - both southwest and northwest.

Area # 3 has the advantage of being sheltered by the 1st fairway hill and play would be in a northerly direction. Development of this area would require moving both the 9th green and 1st tee, changes and alterations

in the irrigation system running along # 1 hill and the 8" water main which crosses the hill. Filling the swamp, paralleling Highway 101 would require 500 feet of culvert at a cost of $3,500 and 20,000 yards of fill estimated to cost in place $8,000 to $10,000. The cost of developing this area, exclusive of fencing (which would be a requisite) is estimated between $15,000 and $20,000.

In view of the above factors, the Committee recommends the selection of area # 1.

The Committee suggests eventually enclosing the entire area with suitable fence and gates 84" in height. Exclusive of labor the cost is estimated between $3,500 and $4,000.

A practice shed should be constructed with the area adjacent to the Sunset Beach road for use during inclement weather incorporating storage and phone to the pro-shop.

The Committee recommends that because of the nominal cost of making this area available that work be projected at once. On development of sufficient sod, the Committee suggests to the Board that lessons and practice be prohibited in all fairway areas.

PRO-SHOP & CLUB STORAGE

In studying the problems of a new pro-shop and club storage area thought was given to the following:

1. Control of players at the 1st tee by pro-shop employees.

2. Convenience to the members to club storage and pro-shop.

3. Observation and supervision by pro-shop employees of the 10th tee and the 9th and 18th greens.

4. Economy of construction.

5. Future needs of membership and space demands predicated on a growing membership.

6. Utilization of the space presently used for pro-shop and club storage and coordinated development of this area in conjunction with a new facility.

Sites Considered:

1. East of the present club house in the vicinity of the lower putting green.

2. West of the present club house, attached to the building, and overlooking the 18th green.

3. North and attached to the present building and adjacent to # 1 tee.

After consideration of the requisite facilities and sites, the Committee recommends the adoption of site # 3. The height of the structure to be at or below the present dining room windows. It is acknowledged that there will be some excavation and that #1 tee will be lower and toward the West of the present site.

The Committee in examining features of a pro and storage building is advised that approximately 1800 sq. ft. is required for the ground storage and alley ways for 250 carts. This footage may be reduced by double decking on platforms. 700 sq. ft. is considered adequate for the pro-shop. Provision should be made in addition for open storage under roof for carts as well as a caddy room and one or two toilets. A building for these features would approximate 3200 sq. ft. and at $8 to $10 per sq. ft. is expected to cost with other requisite features $28,000 to $32,000.

LOCKER ROOMS

Completion of the pro-shop - storage building will make available an additional 1000 sq. ft. for locker room and facilities and for a re-designed entrance to the upper floor. The Committee is advised that for the forseeable future, the ladies area is sufficient.

The Committee is of the opinion that an architect employed to design the pro-building should be instructed to re-design the locker and stair area as part of over-all plan for the building.

SWIMMING POOL
TENNIS COURTS

The Committee in recognizing the merit of these projects, notes that locker and shower facilities are not now available for the younger members of families. This makes it impractical to consider these projects at this time. Rather, thought should be given in the architects' design for facilities for the use of the younger people.

COMMITTEE
RECOMMENDATIONS

1. Tee, green, and fairway improvements are considered continuing projects to be accomplished primarily by the regular employees.

2. Development of the practice area can well start at once with an ultimate enclosure in which the pro handles lessons as well as selling and picking up practice balls.

3. Design and construction of a pro-shop and club storage building.

4. Design and rehabilitation of locker rooms and main stairway.

CAMP RILEA PROPERTY

During discussion of the Camp Rilea property located West of #7 fairway and North of #4 green it became evident that specific information was needed as to title and availability of this property. With this in mind, Dr. Jorma Leinassar was asked to develop all possible information.

CONCLUSION:

In view of the fact that the membership of the club is conditioned to the payment of $2.50 or more per month assessment, it is recommended that the club proceed with the progressive development of the practive area as outlined.

That a competent architect be employed to design a pro-shop and club storage; and re-design the mens' locker rooms and public entrance.

It is well to have true costs determined so that suitable financial arrangements may be made keeping in mind a continuing development of club facilities for the ultimate benefit of all the members.

PLANNING & DEVELOPMENT COMMITTEE

BY: Clayton C. Morse
Chairman



Astoria Golf and Country Club

Warrenton, Oregon

Aug. 20,1964

Dr. Jorma M. Leinassar, M. D.
21 Skyline Place
Astoria, Oregon 97103

Dear Dr. Leinassar:

At the Board Meeting, Aug. 18 it was decided to ask you to pursue the availability of the Camp Rilea property located west of fairway #7 and north of #4 green with the proper State Department and to find out what this land could be purchased for or leased, as the case might be.

An outright purchase if within our financial ability is more desirable.

Thank you for your efforts on this important committee. We have had the report and the entire board is most appreciative.

Incidentally, Mr. Bonar informs me that he will be happy to assist your son anytime after Labor Day. You or your son may contact him at Waverly for an appointment.

Sincerely,

L. R. Spofford

L. R. Spofford

K

MARK O. HATFIELD
GOVERNOR

OFFICE OF THE GOVERNOR
STATE CAPITOL
SALEM 97310

August 24, 1964

Jorma M. Leinassar, M. D.
Astoria Clinic
812 Exchange Street
Astoria, Oregon

Dear Doctor Leinassar:

Since receiving your inquiry concerning the availability of state lands adjacent to the Astoria Country Club, we have discussed the matter with our State Military Department. There are definite restrictions upon our disposal of state property but the requirements of law are not insurmountable. At such time as the Country Club may be interested in acquiring the land under consideration, I would suggest that the President of the Club make application through this office.

Sincerely,

Governor

MOH:ns

cc: Mr. Robert Lovell

September 23
1964

Honorable Governor Mark O. Hatfield
State Capitol
Salem, Oregon

Dear Governor Hatfield:

The Board of Directors of the Astoria Golf and Country Club are interested in endeavoring to purchase the state lands adjacent to our Country Club property, as you are aware from recent correspondence.

Will you please accept this letter as an application of interest in arranging for the acquisition of this land.

All factors being favorable a sincere effort on our part to acquire this property will be made.

Respectfully,

ASTORIA GOLF AND COUNTRY CLUB

L. R. Spofford, President

LRS:HEK

ASTORIA GOLF & COUNTRY CLUB

HOLE IN ONE RULES

1. Entry fee $1.00 each person with the total funds to be under custody of the Manager.

2. In event of Hole in One, the total amount paid in by applicants will be awarded to the first entry making a hole in one on any golf course except minature or exclusive par three courses.

3. Hole in One must be witnessed by at least two other persons.

4. The winner shall have moral obligation to buy a drink for each other entry following his hole in one on the day it occurs.

5. Immediately following a Hole in One, the insurance plan shall be restarted.

9-15-64

MARK O. HATFIELD
GOVERNOR

OFFICE OF THE GOVERNOR
STATE CAPITOL
SALEM

October 5, 1964

Mr. L. R. Spofford, President
Astoria Golf and Country Club
Warrenton, Oregon

Dear Mr. Spofford:

Thank you for your letter advising this office of the intent of the Astoria Golf and Country Club to buy certain property now a part of the National Guard properties at Camp Rilea.

I am informing the Adjutant General of your letter and you may expect to hear from him in the very near future.

Sincerely yours,

Governor

MOH:nc

cc: Maj. Gen. Donald N. Anderson

ASTORIA GOLF AND COUNTRY CLUB

Warrenton, Oregon

October 9, 1964

OPERATING OUTLINE FOR ASTORIA GOLF AND COUNTRY CLUB

In order to attain a more complete understanding as to the duties, responsibilities and conditions of employment or contract considerations, whichever the case may be, the Board of Directors of the Astoria Golf and Country Club has resolved the following for the guidance of those in charge of Club operations:

I. CLUB MANAGER.

Club manager shall be directly responsible to the House Committee Chairman and, of course, the House Committee and its Chairman are responsible to the Board of Directors. The primary function of your position is the management of the Club House and all pertaining thereto. In this, you have full authority, subject only to the House Committee. A partial listing of your duties shall include the responsibility for the Club House and all activities which take place therein. This will include hiring of all Club House employees except the Professional and his staff, the maintenance and cleanliness of the Club House, excepting the Pro shop and cart storage area, purchasing and accounting for all supplies, operation of the cocktail lounge, and employment of extra help during special occasions, etc. A monthly report shall be made directly to the Chairman of the House Committee, which Chairman in turn will submit such report to the Board of Directors. This report must be made not later than one day before the regular monthly meeting of the Board. This report may be either written or oral, setting forth any particular problem, progress and recommendations. You may not attend the Board meetings unless specifically invited by the Chairman of the House Committee or the Club President. A gradual transfer of your accounting functions now performed by Yergen and Meyer is anticipated and will eventually become your responsibility. The maintenance of all club records will be centralized under your care, with particular emphasis on membership records. A primary function of the Club Manager is the promoting and scheduling of social functions, tournaments and activities which will encourage the members to patronize the Club. We will expect you to give careful attention and effort to this end. It is suggested that the

Club Professional be consulted in the scheduling of golf course use by outside groups. You are to restrict your expenditures for new equipment, repairs, etc., to $75.00 per month unless prior approval has been given by the Board of Directors. You shall keep the Head Greenskeeper advised as to what parts of the Club House are in need of repair and as to priority on same. Time records for course employees will be furnished by the Head Greenskeeper so that payroll records may be processed by you. As previously indicated, your starting salary shall be $400.00 per month (effective 3-1-64), with a $25.00 increase each six months, subject to review at the end of the third year. While the position is in the form of an experiment, a minimum of 12 months employment is guaranteed. Your annual vacation is to be two weeks with pay, taken during the winter months, at a mutually agreeable time. The weekday of Wednesday is to be your normal time off. It is understood that there will be occasions when this is not practical, in which case you will take another day as circumstances permit and upon clearing same with the Chairman of the House Committee.

II. HEAD GREENSKEEPER.

Head Greenskeeper shall be directly responsible to the Greens Committee Chairman, and, of course, the Greens Committee and its Chairman are directly responsible to the Board of Directors. As Head Greenskeeper, you are responsible for the maintenance of the golf course and of all course equipment, including golf carts. You, with prior approval of the Greens Committee, will be responsible for hiring and firing of all employees on the course. You are also to conduct and carry out the programs of the Greens Committee, and will be responsible for changes and construction of greens tees and traps, maintenance of fairways and roughs and assist in an advisory capacity in any and all changes to the golf course. This, of course, in cooperation and with the approval of the Greens Committee. In order to fully utilize the available manpower of the greens' crew, they are to be used on maintenance and repairs of the Club House facility and other structures on the grounds. Your close cooperation and assistance should be given to the Club House Manager in effecting a schedule of repairs and maintenance of the Club House. A monthly report shall be made directly to the Chairman of the Greens Committee, which Chairman in turn will submit such report to the Board of Directors. This report must be made not later than one day before the regular meeting of the Board. This report may be either written or oral, setting forth any particular problem, progress and recommendations. You may not attend the Board meetings unless specifically invited by the Chairman of the Greens Committee or the Club President. Your salary will be $550.00 per month. Your annual vacation is to be two weeks with pay, taken during the winter

months at a mutually agreeable time.

III. CLUB PROFESSIONAL (PRO).

Club Professional is directly responsible to the Caddy Committee Chairman, and, of course, the Caddy Committee and its Chairman are directly responsible to the Board of Directors. A partial list of the duties and responsibilities of the Club Professional will be to maintain the Club Pro Shop and cart storage area in a clean and acceptable manner to the Chairman of the Caddy Committee; also, to keep open and operate the Pro Shop in an approved business-like manner as is customary in the golf profession and as is acceptable to the Chairman of the Caddy Committee, to supervise all golf tournaments, and to develop and promote Junior golf activities, as well as giving group lessons for Juniors, men and women. A monthly report shall be made directly to the Chairman of the Caddy Committee, which Chairman in turn will submit such report to the Board of Directors. This report must be made not later than one day before the regular monthly meeting of the Board. This report may be either written or oral, setting forth any particular problem, progress and recommendations. You may not attend the Board meetings unless specifically invited by the Chairman of the Caddy Committee or the Club President. You are to handle collection of green fees and electric cart rentals, turning cash and receipts from same over to the Club House Manager daily; to supervise the No. 1 tee and the No. 10 tee as well as caddies and starters; to make golf clubs readily available for those wanting to play. As Club Pro, you may or may not hire an assistant or assistants. If hiring an assistant or assistants, you as Club Pro shall be solely responsible for the payment of such assistants' salaries, deductions and proper remittance of all necessary Federal and State taxes, and to provide State Industrial Accident Commission coverage. Even though the Club Pro has a choice in having assistants, it is recommended that you have at least one full-time assistant. It is believed that it would be impossible or highly impractical for the Club Pro to undertake all of his duties in addition to keeping the premises clean and sanitary without help. If you choose not to have help, you still must fully comply with all of the duties set forth. You are to be availabe to give lessons to the members and to conduct Club business on all days except Mondays and to have your assistant available to conduct Club business on all days except Fridays. Any exceptions should be cleared with the Caddy Committee Chairman. You may take a leave of absence each year in January provided a competent assistant is left in charge of your Pro shop. It is to be understood that, as Club Pro, you will be operating as an independent

contractor and are not to be construed as an employee of the Astoria Golf and Country Club. Further, any parties you choose to employ will be your own employees and are not to be construed as employed by the Astoria Golf and Country Club. If additional help is needed to handle clubs, check tees, or collect green fees during the busy summer months, it will be your responsibility to make arrangements for and to pay such help. We suggest you play golf at least once a year with each member of the Club. The Club will provide space for a Pro Shop, a dwelling and the Club shall pay you as an independent contractor the sum of $450.00 per month. In view of the fact that you are an independent contractor, either the Club or the Pro shall have the right to terminate the obligations herein set forth upon giving the other thirty (30) days written notice.

IV. OVERLAPPING AREAS OF RESPONSIBILITY AND ENDEAVOR.

It is apparent in an operation such as ours that a great deal of cooperation between the various supervisory personnel is necessary to attain a smooth and economical operation. Each of you is urged to cooperate fully with the other to the best interest of the Club, and if, for some reason, there are conflicting views on any given subject pertaining to the Club, the problem should be submitted to the committee chairman to whom you are directly responsible.

ASTORIA GOLF AND COUNTRY CLUB

Warrenton, Oregon

October 9, 1964

Mr. Marlow Quick,
Club Professional,
Astoria Golf and Country Club,
Warrenton, Oregon

Dear Mr. Quick,

Since we now have obtained the services of Mr. David E. Hobbs as Club House Manager, and have endeavored to enhance and increase our over-all Club services, we find there is a need for redistribution of some of the responsibilities and duties of the parties charged with overseeing the various operations of the Club.

Accordingly, the Board of Directors has approved an outline for operations of the Astoria Golf and Country Club. I am enclosing a copy of this outline dated October 9, 1964 for you.

You will undoubtedly notice that there is considerably more detailed treatment of the duties, responsibilities, etc., of the Club Professional than in other areas of responsibility. This, of course, is necessitated by the fact that you will be operating as an independent contractor rather than as an employee of the Club.

It is my feeling that we now have the makings of a fine management team and I am certain that all parties involved will work together to the best interests of the Club.

The Board pointedly directed that I express their appreciation for your efforts to date, and will welcome any future suggestions for Club improvement, course care and general operation.

Very truly yours,

ASTORIA GOLF AND COUNTRY CLUB

LRS/bh
Enc.

L. R. SPOFFORD, President.

ASTORIA GOLF AND COUNTRY CLUB

Warrenton, Oregon

October 9, 1964

Mr. George Harvey,
Head Greenskeeper,
Astoria Golf and Country Club,
Warrenton, Oregon

Dear Mr. Harvey,

Since we now have obtained the services of Mr. David E. Hobbs as Club House Manager, and have endeavored to enhance and increase our over-all Club services, we find there is a need for redistribution of some of the responsibilities and duties of the parties charged with overseeing the various operations of the Club.

Accordingly, the Board of Directors has approved an outline for operations of the Astoria Golf and Country Club. I am enclosing a copy of this outline dated October 9, 1964 for you.

It is my feeling that we now have the makings of a fine management team and there is no doubt that all of the parties involved will work together to the best interests of the Club.

The Board specifically directed that I express their appreciation to you for your many years of good and faithful service.

Very truly yours,

ASTORIA GOLF AND COUNTRY CLUB

LRS/bh
Enc.

L. R. SPOFFORD, President

ASTORIA GOLF AND COUNTRY CLUB

Warrenton, Oregon

October 9, 1964

Mr. David E. Hobbs,
Club House Manager,
Astoria Golf and Country Club,
Warrenton, Oregon

Dear Mr. Hobbs,

On January 24, 1964 my letter went forward to you notifying you of your appointment as Club House Manager of the Astoria Golf and Country Club. In this letter was an outline of conditions of employment, duties and responsibilities. Now that we have several months of operating experience behind us, it is apparent that some changes in this outline would be beneficial to all parties.

Accordingly, attached please find outline for your guidance which will supersede outline of duties, responsibilities and conditions of employment as listed in my letter of January 24.

Your progress to date has been very satisfactory and we sincerely hope that additional gains in the operating picture can be made in the future.

Very truly yours,

ASTORIA GOLF AND COUNTRY CLUB

LRS/bh
Enc.

L. R. SPOFFORD, President.



STATE OF OREGON
MILITARY DEPARTMENT
SALEM, OREGON 97310

13 October 1964

Mr. L. R. Spofford, President
Astoria Golf and Country Club
Warrenton, Oregon

Dear Mr. Spofford:

Reference your letter to Governor Hatfield dated 23 September and the Governor's reply dated 5 October indicating that he had informed us of your letter.

The sale of property belonging to the Oregon National Guard is controlled by procedures spelled out in State law. To sell the Camp Rilea property desired by the Astoria Golf and Country Club this Department must go to the Legislature if it is in session or to the Emergency Board if it is not and obtain permission to dispose of the property. In so doing we must determine that it is unsuitable for our purposes and so state to either the Legislature or the Emergency Board.

Once the required approval for sale is obtained we are required to obtain an unbiased appraisal of the property from a licensed appraiser. The property is then offered to the public at oral auction with the appraisal value as the lowest acceptable bid. If there are no bidders we must wait six months, secure a new appraisal, and try again. If these methods fail, we are then permitted to seek a negotiated sale.

Funds from the sale of the property are paid into the General Fund of the State and are not earmarked for the Military Department. We do have an obligation to secure for the State the most profitable arrangement possible.

I am not prepared at this time to indicate that the property you desire is unsuitable for our use. If you are still desirous of purchasing it after review of the above outlined procedures please advise me and I will ask my staff to review the Camp Rilea area and make an appropriate recommendation to me for consideration.

Sincerely yours,

Donald N. Anderson

DONALD N. ANDERSON
Major General
The Adjutant General

October 23,1964

State of Oregon Military Department
Salem, Oregon 97310

Attention: Major General Donald N. Anderson

Dear Mr. Anderson:

In reply to your letter of October 13, it was the wish of our Board of Directors that you proceed with the review of the Camp Rilea area we are endeavoring to acquire.

As a further consideration of this proposed transfer of real estate would your department be able to consider a trade of land that is adjacent to Camp Rilea but less suitable for our Golf Club use and probably more desirable for your uses than that which we are attempting to obtain?

Sincerely,

ASTORIA GOLF AND COUNTRY CLUB

Lester R. Spofford, President

K

October 23,1964

Dr. Jorma M. Leinassar
21 Skyline Place
Astoria, Oregon 97103

Dear Dr. Leinassar:

The Board of Directors were informed of your suggestion for acquiring land that we might use as a real estate trade with the Military Department of the State of Oregon and requested that you proceed with the development of this idea,and if possible have a report of your progress for the next meeting which will be November 17.

Sincerely,

ASTORIA GOLF AND COUNTRY CLUB

L.ester R. Spofford, President
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STATE OF OREGON
MILITARY DEPARTMENT
SALEM, OREGON 97310

2 November 1964

Mr. Lester R. Spofford, President
Astoria Golf and Country Club
Warrenton, Oregon

Dear Mr. Spofford:

Reference your letter of 23 October concerning the desire of the Astoria Golf and Country Club to obtain certain property on Sunset Lake which is now owned by this Department as a part of the Camp Rilea reservation.

The law governing sale of armory property does permit an exchange as suggested in your letter. Approval of either the Legislative Assembly or the Emergency Board is required in the same manner as for a sale. In order for your proposal to be evaluated in this office, it is requested that you provide us with a local area map showing the approximate boundaries of the land you propose to exchange. After we have had an opportunity to review your proposal I would suggest that an informal meeting be arranged at Camp Rilea to discuss the matter.

In order to aid you I am sending under separate cover a map of a scale suitable to our needs.

Sincerely,

Donald N. Anderson

DONALD N. ANDERSON
Major General
The Adjutant General

ANDERSON, FULTON & FULTON
ATTORNEYS AT LAW
SPEXARTH BUILDING
ASTORIA, OREGON

ROBERT C. ANDERSON
A. C. FULTON
GEORGE C. FULTON

TELEPHONE
FAIRFAX 5-5911

November 30, 1964

Mr. L. R. Spofford
310 Grand Avenue
Astoria, Oregon 97103

Dear Les:

Victor Horgan has sent me copies of the new Operating Outline for guidance of the manager, pro and greens keeper, together with an individual letter to each.

I wish to congratulate you and the Board in "putting together" something that should have been done years ago. This new outline is a very good start -- and can easily be changed as conditions may require. The individual letters are well phrased, giving to each man a word of encouragement and appreciation. In my opinion, this is good.

Best wishes,

Robert C. Anderson

RCA:bb
cc: V. W. Horgan
P. O. Box 626
Astoria, Oregon